

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Land Acquisition – Ranga Reddy District – Rajendranagar Mandal – Acquisition of land for construction of Police Commando Training Center to an extent of 09.10 acres in Sy. Nos. 362/4, 373/4 and 374/4 at Manchirevula of Ranga Reddy District duly conducting enquiry under section 5-A of the L.A. Act – Objections of the interested parties are rejected and Draft Declaration Under Section 6 of the L.A. Act approved - Orders – Issued.

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**HOME (PSC) DEPARTMENT**

G.O.Ms.No. 91

Dated: 17-04-2010  
Read the Following:

1. G.O. Ms. No. 589, Home [Police-G] Dept., dated 09-10-91.
2. G.O.Rt.No.255, Home (PSC) Dept., dated 23.2.2004.
3. Govt.Memo.No.38880/PSC/A1/2003-2, dated:3.3.2004.
4. G.O.Ms.No.227, Home (PSC) Dept., dated: 29-10-2005.
5. From the High Court of A.P. Hyderabad, orders dated 06-09-2005 in W.P.No. 20462 of 2004 filed by Mr. M.A. Zaheer MD M/s of Russells Institute of English,, Hyderabad.
6. From the High Court of A.P. Hyderabad, orders dated 01-02-2006 in W.P. No. 10872/05 filed by the interested parties.
7. From the District Collector, R.R. District, Lr. No. G2/6372 /2002, dt: 20-09-2006.
8. From the District Collector, R.R. District, Lr. No. G2/6372 /2002, dt: 18-05-2007.
9. From the D.G.P., A.P.,Hyderabad, Lr.No.923/W2/2006, dated 20-09-2007.
10. From the District Collector, R.R. District, Lr. No. G2/6372 /2002, dt: 19-12-2008.

**ORDER:-**

In the G.O 2<sup>nd</sup> read above, the Government had approved the draft notification sent by the Collector, R.R. District under section 4[1] of the Land Acquisition Act for the acquisition of land to Greyhounds to an extent of acres 10.10 guntas at Manchirevula village. Whereas, Mr. M.A. Zaheer, Chairman, M/s Russells Institute of Spoken English Private Limited, Hyderabad, filed a Writ Petition [W.P.No. 20462 of 2004] in the Hon'ble High Court for dropping the acquisition proceedings relating to one acre of land in Sy. No. 362. The Hon'ble High Court of Andhra Pradesh issued status quo orders in the above Writ Petition. Further, the petitioner Mr. M.A. Zaheer has also made an appeal to Government stating that his mother's grave and another religious monument are present on his one acre land and sought exemption from the land acquisition proceedings.

2. While the matter was pending with the Special Dy. Collector, [Land Acquisition Officer], Hyderabad, the Government, vide G.O. 4<sup>th</sup> read above, issued orders deleting one acre land in Sy. No. 362 at Manchirevula village, Rajendranagar Mandal, Ranga Reddy District belonging to Sri M.A. Zaheer, Chairman, M/s Russell's Institute of Spoken English Private Limited, Hyderabad from the draft notification as well as from the draft declaration which were earlier approved by the Government, vide references 2<sup>nd</sup> and 3<sup>rd</sup> read above respectively.

3. Accordingly, on 16-04-05 the Spl. Dy. Collector [Land Acquisition], Hyderabad, handed over possession of 9 acres 10 guntas of land only (out of the 10 acres of 10 guntas in Sy. Nos. 362/4, 373/4 and 374/4), to the requisitioning Department i.e., Greyhounds, leaving out one acre of land.

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4. The High Court of A.P. Hyderabad delivered its verdict on the Writ Petition No. 20462 of 2004 of Mr. M.A. Zaheer of Russells Institute, vide reference 5<sup>th</sup> read above, directing the 2nd respondent [Land Acquisition Officer] to hold an enquiry under section 5-A of the L.A. Act by giving an opportunity to the Writ Petitioner to show cause why his land should not be acquired and to complete the enquiry within one month from the date of receipt of the copy of its order and to take further steps as per the provisions of the Act.

5. Accordingly, the Spl. Dy. Collector, Land Acquisition [Industries], Hyderabad, issued notices u/s 5-A of the Land Acquisition Act X of 1894 as amended by the Land Acquisition Act XXXVIII of 1923] vide Form-3 No. C/369/02, dated 13-10-05 to Sri M.A. Zaheer in obedience to the High Court Orders. During the enquiry, it has been revealed that there were no temples, mosques, grave yards or religious monuments on the land in question. For the acquisition of the said 1.00 acre land ( which was deleted earlier), acquisition proceedings have to be initiated afresh by the requisitioning department i.e. Greyhounds, as reported by the Collector, R.R.District.

6. The interested parties in respect of acres 9.10 guntas also filed W.P. No. 10872/05 before the Hon'ble High Court of Andhra Pradesh. The Hon'ble High Court of A.P. in its orders, vide reference 6<sup>th</sup> read above, has directed to "Conduct enquiry under section 5-A of the L.A. Act" by giving an opportunity to the petitioners as to why their land should not be acquired and to complete the enquiry within a period of one month from the date of receipt of the High court order.

7. Accordingly, enquiry was conducted u/s 5-A of L.A. Act by the Special Deputy Collector, Land Acquisition [Industries] Hyderabad and notices were also given to the interested parties over acres 9.10 guntas by giving an opportunity to file objections/claims within 15 days from the date of service of notice.

8. The District Collector, R.R.District, in his letter 8<sup>th</sup> read above, while submitting the objections/claims filed by the interested parties with his remarks as shown in the ANNEXURE appended to this order, requested the Govt., to approve the Draft Declaration u/s 6 of the Act for an extent of 9.10 acres submitted by him, vide reference 7<sup>th</sup> read above.

9. The Director General of Police, A.P., Hyderabad, in his letter 9<sup>th</sup> read above, has informed that the proposal is for construction of 30 to 40 floors multi storied structure building at Manchirevula village and this area surrounds the Greyhounds Operational Headquarters which was declared as "RESTRICTED AREA" by the Government vide G.O. 1<sup>st</sup> read above and has to be inevitably a part of Greyhounds failing which it will not be possible to enforce 'access control' to the restricted area. Therefore, he has also requested the Govt., to consider the proposals of the Collector, Ranga Reddy district and to issue necessary orders in the matter.

10. The Collector, R.R.District, while submitting a detailed report in the matter, vide his letter 10<sup>th</sup> read above, has again requested Govt., to approve the Draft Declaration u/s 6 of the Act for an extent of 9.10 acres as submitted earlier by him.

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11. Government, after careful examination of each of the objection/claim filed by the interested parties with reference to the reports and records available, hereby reject the objections/claims of the interested parties for the reasons specified in column No.5 of the ANNEXURE appended and the Draft Declaration u/s 6 of the LA Act for an extent of 9.10 acres in Sy. Nos. 362/4, 373/4 and 374/4 at Manchirevula of Ranga Reddy District for construction of Police Commando Training Centre sent by the District Collector, R.R.District, vide reference 7<sup>th</sup> read above, is approved and forwarded to the District Collector.

12. The District Collector, R.R.District shall cause publication of the Declaration in the Gazette and locally and furnish copies of the same to Government for record.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

P. GAUTAM KUMAR  
PRINCIPAL SECRETARY TO GOVERNMENT

To,  
The District Collector, R.R.District(w.e)

**Copy to:**

The Director General of police, AP, Hyderabad.  
The Inspector General, Grey Hounds, Hyderabad  
The LAO (Industries) Hyderabad.  
The Revenue (Assn) Department.

// FORWARDED :: BY ORDER //

SECTION OFFICER

**ANNEXURE to Go.Ms.No.****Home(PSC) Dept., dated: 17-04-2010**

STATEMENT SHOWING THE OBJECTIONS/CLAIMS FILED BY THE INTERESTED PARTIES DURING THE ENQUIRY OF THE LAO UNDER SECTION 5-A OF THE LA ACT FOR THE LANDS AT SY.NO. 362, 373 & 374 UNDER ACQUISITION FOR IGP GREY HOUNDS (COMMANDO TRAINING CENTRE), SITUATED AT MANCHIREVULA VILLAGE, RAJENDER NAGAR MANDAL, RANGAREDDY DISTRICT AND DECISION OF THE GOVERNMENT

Sl.No.	Name of the claimant	Sy.No.	Gist of the claim/objection	Remarks / factual position on the objection/claim	Recommendations of the Collector	Decision of the Govt.
1	2	3	4	5	6	7
1.	1. Vishwanath Afzalpurkar 2. Vilas V. Afzalpurkar 3. Smt. Neelima V. Afzalpurkar 4. Bharat Ramani	362, 373 & 374	<p>The objection petitioners have contended that there is no need or warrant for acquisition of further extents over and above 15 acres already acquired, since there are Govt. lands situated at Manchirevula village.</p> <p>An extent of 1-00 acres in Sy.No.362/4, has been withdrawn in favour of M.A. Zaheer, chairman M/s Russel Spoken English Pvt.Ltd., which is in the middle of the land proposed to be acquired and that the acquisition of remaining lands un-warranted.</p> <p>The Govt. have decided and permitted a commercial venture to come up in the nearby lands bearing Sy.Nos.383 and 311 to the north of training bearing Sy.Nos.383 and 311 to the north of training centre. The Government proposes to construct a multistoried building. Grey Hounds training for which the proposed lands are sought to be acquired would also be shifted. It would be impossible to run either the A.P.State Police Academy or Grey Hounds</p>	<p>The objection petitioners have filed no documentary evidence to substantiate that the acquisition is not warranted.</p> <p>The decision for withdrawal of an extent of 1-00 acre, in Sy. No.362 has been taken by the Government vide G.O.Ms.No.227, Home (PSC) Dept. dated 29-10-2005.</p> <p>The proposals of the Govt. for construction of 30 to 40 floors multistoried structure building is the subject matter of the Govt., that cannot be reviewed or taken into consideration as requested by the objection petitioners.</p> <p>The request of the petitioners for calling the</p>	Objection filed by the petitioner may be rejected as it is not tenable.	Rejected

			<p>Training Centre and acquisition of the objection petitioners land for alleged purpose and training centre therefore, does not arise.</p> <p>The objection petitioners requested to call for the records relating to the facts mentioned above for the appropriate departments so as to adopt the realistic approach and the spirit envisaged under section 5-A of the Act.</p>	<p>relevant records from the concerned departments for realistic approach is not tenable.</p>		
2.	A. Narsimha Reddy & others	362	-do-	-do-	-do-	-do-
3.	C.Sucharita, W/o Ram Mohan Reddy	362	-do-	-do-	-do-	-do-
4.	K.Krishnakanth Reddy, S/o KLK Reddy.	362	-do-	-do-	-do-	-do-
5.	P.Goverdhan Reddy & other	362	-do-	-do-	-do-	-do-
6.	S.Devender Reddy & other	362	-do-	-do-	-do-	-do-
7.	K. Bharathi Reddy, W/o KLK Reddy	362	-do-	-do-	-do-	-do-

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PRINCIPAL SECRETARY TO GOVERNMENT